



Date: November 17, 2008

To: City Manager for Council Action

From: Director of Planning and Inspection

Subject: Special Permit for Outdoor Pageant at Santa Clara First Baptist Church, 3111 Benton Street

EXECUTIVE SUMMARY:

The applicant, Mr. Gerald Cintas, representing the Santa Clara First Baptist Church, is requesting a Special Permit for an outdoor Christmas Pageant, representing the town of Bethlehem just preceding the birth of Jesus, on the church property at 3111 Benton Street from December 11, 2008, through December 15, 2008.

A portion of the church's west parking lot will be transformed into the city of Bethlehem by the use of wood frame sets, commercial theatrical lighting, costumed actors, animals, and sound equipment.

Public safety measures will be provided in the form of trained first aid providers, security and parking attendants, and strategically placed fire extinguishers.

Parking for the event will be monitored by attendants, and there will be no street parking in front of the church building except for handicapped parking. The applicant has obtained approval from Santa Clara High School for the use of the school parking lot for additional parking. There will be personnel assigned to control the crosswalk between the school parking area and the church property.

Also included in the proposal will be small animals, which will be provided by a professional animal service and attended by professional animal handlers, and two open fires. One will be in a clay "chimney" supported on iron stands and located in the "marketplace" area, and the other will be in a commercially obtained outside "fire pit" with a spark arrestor screen surrounding the fire.

Similar requests have been approved for several years.

ADVANTAGES AND DISADVANTAGES OF ISSUE:

The main concerns relating to this request will be the amount of traffic generated and the noise impact on the adjacent residential neighborhood to the north. The event will end at 9:00 p.m. with clean-up scheduled to be completed by 10:00 p.m. The Planning Division has not received any complaints during the past pageants.

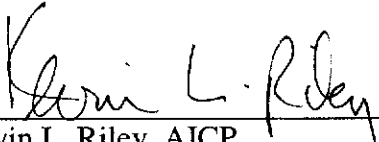
ECONOMIC/FISCAL IMPACT:

There is no cost to the City other than administrative staff time and expense.

RECOMMENDATION:


That the Council approve this request for a Special Permit for an outdoor pageant at Santa Clara First Baptist Church, 3111 Benton Street (PLN2008-07390), from December 11, 2008, through December 15, 2008, subject to the following conditions:

1. This permit shall extend for five days only from December 11, 2008 through December 15, 2008.
2. The applicant shall obtain Building Official approval and permits for all electrical and utility hook-ups prior to the event.
3. The applicant shall obtain Fire Marshal approval and permits and comply with the Fire Department requirements as listed in their plan review comments for the "open burning" permit, prior to the event.
4. There shall be no activity after 10:00 pm daily.
5. The applicant shall comply with the proposal description for street crossing attendants and parking lot monitoring.
6. The applicant shall provide on-site security personnel and provide trained first aid personnel for the First Aid station.
7. At the conclusion of the event, the parking lot shall be cleaned and returned to its prior condition.



Kevin L. Riley, AICP
Director of Planning and Inspection

APPROVED:



Jennifer Sparacino
City Manager

Documents Related to this Report:

1) None

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